

Planned Unit Development Performance Standards: Revised August 20 2024

Provision	Requirement	Notes
Minimum Lot Area	Nil	This provision is the same minimum used for apartment dwellings in Section 6.3.9
Minimum Lot Frontage (on a public street)	35m	This provision is the same minimum used for apartment dwellings in Section 6.3.9
Minimum Front Yard Setback	4.5m front yard setback	No building shall be located closer than 4.5m to a property line. See Apartment Provisions in Section 6.3.9
Minimum Exterior Side Yard Setback	4.5 m minimum 7.5 m maximum	Consistent with Section 6.3.9
Minimum Interior Side Yard Setback	1.5 m including to the park blocks	
Minimum Rear Yard Setback	7.5 m	Consistent with Section 6.3.9
Minimum separation between buildings	1.2m	This is standard separation distance to permit maintenance access and OBC minimums without fire ratings
Maximum Building Height	14m	This provision is the same minimum used for apartment dwellings in Section 6.3.9
Minimum Landscaped Open Space including balconies, patios, rooftop gardens and other similar features (per unit)	15 m ² Note: Landscaped Open Space must be located within 20m of the subject property.	15m ² minimum is the standard amenity space for low rise apartments in City of Ottawa Area A (S. 137). Purpose of the LOS is to provide private amenity space for each tenant – ie. if a tenant wants to be able to BBQ or have a bistro table set up then they can do so.
Parking (absolute value)	1.25 spaces per unit + 0.25 spaces for visitor. 1 “tenant” space must be located within 60 m of the unit or within an underground parking lot with direct interior access to the unit.	Parking needs to be conveniently accessible to the tenant – visitor or “additional” purchased spaces may be located in a communal parking area further away on the site.
Maximum Surface Area for at grade parking (excluding circulation/driveway)	40% of the lot area	This provision is the same minimum used for apartment dwellings in Section 6.3.9

Accessory Structures (in accordance with Section 3.2)	Maximum number of structures – 1 per dwelling unit plus 3 additional structures as required for maintenance and operations onsite	The intent of this provision is to recognize that the development may include secondary buildings for maintenance and operations – but will preclude every tenant erected individual storage sheds.
Maximum Continuous Façade Length (of any façade)	22 metres	The intent of this provision is to break up the massing of the buildings

Additional Provisions¹:

- Off street parking areas shall not open directly on to a public street but shall be provided with access drives or other controlled access. Access drives shall not serve as part of a specified parking area and shall be kept clear of parked vehicles.
- All surfaces, other than green space, must be asphalt or other hard surfaced materials as per Section 3.30.
- Pedestrian walks shall be not less than 1.2 metres (4.0 feet) in width and shall be provided wherever normal pedestrian traffic will occur.
- Garbage and refuse pickup and other multi-unit utility areas shall be provided and shall be located so as not to detract from the aesthetic character of the development and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least 1.5 metres (5.0 feet) in height around the perimeter.
- All developments shall be provided with a liberal and functional landscaping scheme. Interior roads, parking areas and pedestrian walks shall be provided with shade trees which are of an appropriate size and character. Open space adjacent to buildings and malls between buildings that are to be utilized by residents and border strips along the sides of pedestrian walks shall be graded and seeded.
- Interior development roads, parking areas, dwelling entranceways and pedestrian walks shall be provided with sufficient illumination to minimize hazards to pedestrians and vehicles utilizing the same and shall, where necessary, be shielded to avoid distributing glares to occupants of buildings. Lighting shall be so arranged as to reflect away from adjoining properties.
- Fencing and privacy screening shall be provided in the following formats and locations on the site:
 - Privacy Screening including a 5’ high black vinyl chain link fence with low plantings in Condition A on the figure below
 - Cedar post and rail fencing with or without low plantings in Condition B on the figure below
 - Tree planting providing views under the canopy in Condition C on the figure below

¹ All Additional Provisions included are as per the Apartment Dwelling standards of Section 6.3.9

